

## NORTH WARWICKSHIRE BOROUGH COUNCIL

### MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

13 July 2015

Present: Councillor Lea in the Chair.

Councillors Bell, L Dirveiks, Henney, Humphreys, Jenns, Jones, Morson, Moss, Phillips, Simpson, Sweet and A Wright.

Councillors Davey, Farrell, Ferro, Smith, M Stanley and Waters were also in attendance.

#### **9 Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Humphreys declared a non-pecuniary interest in Minute No 12 Planning Applications (Application No 2014/0275 - 17 - 19, Long Street, Atherstone) left the meeting and took no part in the discussion or voting thereon.

Councillor Lea declared a non-pecuniary interest in Minute No 12 Planning Applications (Application No 2015/0040 - Hatters Arms, Church Road, Warton, B79 0JN) vacated the Chair, left the meeting and took no part in the discussion or voting thereon.

#### **10 Minutes**

The minutes of the meetings of the Board held on 3 June and 15 June 2015, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

#### **11 Budgetary Control Report 2015/16 – Period Ended 30 June 2015**

The Assistant Director (Finance and Human Resources) reported on the revenue expenditure and income for the period from 1 April 2015 to 30 June 2015. The 2015/2016 budget and the actual position for the period, compared with the estimate at that date were detailed, together with an estimate of the out-turn position for services reporting to the Board.

**Resolved:**

**That the report be noted.**

#### **12 Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board. Details of correspondence received since the publication of the agenda is attached as a schedule to these minutes.

**Resolved:**

**a That in respect of Application No 2013/0391 (Heart of England, Meriden Road, Fillongley, CV7 8DX)**

**i That a Local Liaison Group is established between representatives of the local community, including the local Ward Members and the representatives of the applicant company. The terms of reference of this group are to be agreed at its first meeting.**

**ii That planning permission be approved subject to the applicant agreeing to the revocation of planning permissions 1165/2000; 0214/2002, 1381/2002 and 0690/2005 without any claim for compensation, and subject to the conditions as set out in Appendix A to the report of the Head of Development Control but with the following alterations:**

**Condition 19. To add, "For the avoidance of doubt" at the beginning of the second sentence.**

**Condition 37. The condition to be split into two – one relating to fume extraction equipment and the second relating to air conditioning plant.**

**Condition 26. Alter the time in the final sentence to 2200 hours.**

**and an additional condition relating to the need to comply with the Considerate Constructor's guidelines.**

**[Speakers Richard Brown and Emma Townsend]**

**b That in respect of Application No 2014/0181 (Land to north of, Overwoods Rd, Hockley, B77 5NQ)**

**i That planning permission be approved subject to the conditions set out in the report of the Head of Development Control and the a completion of a Section 106 Agreement to secure the provision of affordable housing, open space provision and a financial contribution of £31,515 for education provision; and**

**ii That the completion of this Agreement be delegated to the Assistant Chief Executive and Solicitor to the Council in consultation with the Chairman, Vice Chairman and relevant local ward members.**

- c That Application No 2014/0275 (17 - 19, Long Street, Atherstone) be refused for the following reason**

**“The revised development does not respect Atherstone’s historic fabric or morphology because it does not enhance the character and appearance of the Atherstone Conservation Area. This is by virtue of the increased size and scale of the building which is disproportionate to the site. The increased height; the changes in elevational appearance with the loss of architectural detail, the large rear extension and differing roof proportions are significant factors that together result in a built form that will appear discordant within the townscape and detrimental to the historic character of the town. The proposals do not therefore accord with Policies NW10; NW12, NW14 and NW18 of the North Warwickshire Core Strategy 2014 and saved polices ENV15 and ENV16 of the North Warwickshire Local Plan 2006”.**

**[Speakers Judy Vero, John Bennetts and Andrew Taylor]**

- d That consideration of Application No 2014/0665 (Hollow Oak Farm, Breach Oak Lane, Corley, CV7 8AW) be deferred for a site vist;**

**[Speakers David Sharples and Joe Brandreth]**

**Councillor Simpson in the Chair**

- e That Application No 2015/0040 (Hatters Arms, Church Road, Warton, B79 0JN) be approved subject to the conditions set out in the report of the Head of Development Control;**

**[Speaker Richard Jackson]**

**Councillor Lea in the Chair**

- f That Application 2015/0296 (29, Lawnsdale Close, Coleshill, B46 1BS) be refused for the following reason**

**“The proposal is not considered to be in keeping with the character of this residential estate resulting in a cramped development with a particularly adverse impact on parking there being no on-site provision. As a consequence the development does not accord with policy NW10 and NW12 of the North Warwickshire Core Strategy 2014.”**

**[Speaker Theresa Welby]**

- g That consideration of Application No 2015/0297 (Land North of 19 Southfields Close, Coleshill) be deferred for a site visit;  
[Speaker Bill Richards]
- h That consideration of Application No 2015/0305 (Ashleigh, Coventry Road, Fillongley, CV7 8BZ) be deferred;  
[Speakers David Lees and James Cassidy]
- i That Application No 2015/0359 (Long Street Recreation Ground, Long Street, Dordon) be approved subject to the conditions set out in the report of the Head of Development Control; and
- j That the report in respect of Application No 2015/0370 (Land to the north of Nuthurst Crescent, Ansley) be noted.

**13 Exclusion of the Public and Press**

**Resolved:**

**That under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Schedule 12A to the Act.**

**14 Breaches of Planning Control**

The Head of Development Control reported on four alleged breaches of planning control and the Board was asked to agree suggested courses of action.

**Resolved:**

- a That in respect of land at Dexter Grange, Dexter Lane, Hurley the Solicitor to the Council be authorised to issue an Enforcement Notice(s) relating to the siting for two mobile homes together with extensions and outbuildings and that the compliance period be six months;
- b That in respect of Land at Moorwood Quarry, Moorwood Lane, Hartshill the Solicitor to the Council be authorised to issue two Enforcement Notices:
  - i Requiring the cessation of the unauthorised storage of builders' materials, vehicles, plant and any associated items;



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Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
6/96	2014/0275	Civic Society	Objection	8/7/15
		Applicant	Plans	10/7/15
6/142	2015/0040	Mr Jackson	Objection	10/7/15
6/160	2015/0296	T Welby	Objection	8/7/15
6/169	2015/0297	Mr Richards	Objection	8/7/15
6/187	2015/0305	D Lees	Objection	7/7/15
		WCC	Consultation	12/7/15
		D Lees	Representation	13/7/15